


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Booth Street, Rossendale, BB4 9AL

### Offers Over £150,000

AN EXQUISITE END TERRACED PROPERTY

Nestled in the charming area of Waterfoot, Booth Street presents an exceptional end terraced house that has been meticulously updated to the highest standard. This property boasts immaculate presentation, spacious rooms, and modern fixtures that create a welcoming atmosphere throughout.

Comprising two well-proportioned bedrooms, this home is ideal for first-time buyers or those looking to downsize. The open plan kitchen diner is perfect for entertaining, while the spacious lounge offers a comfortable retreat for relaxation. Additionally, the fantastic fully equipped cellar, currently utilised as a utility room, adds valuable space and functionality to the home.

The property features a quaint courtyard at the front, providing a delightful outdoor area to enjoy. Its prime location places you just a stone's throw away from a variety of local amenities, including shops, pubs, restaurants, and coffee shops. Furthermore, excellent bus routes and network links to Manchester, Bury, Rochdale, and Burnley ensure that you are well-connected to the surrounding areas.

This outstanding property is truly not to be missed, offering a perfect blend of modern living and convenience in one of the most desirable locations in Rossendale. Whether you are a small

# Booth Street, Rossendale, BB4 9AL

Offers Over £150,000

 2  1  1  D

- Two Bedroom End Terrace Home
- Fully Equipped Cellar Utility Space
- On Street Parking Nearby
- Tenure - Leasehold
- Open Plan Kitchen Diner
- Modern High Quality Finish Throughout
- EPC Rating - D
- Spacious Lounge Area
- Sought After Waterfoot Location
- Council Tax Band - A

## Ground Floor

### Reception Room

14'8 x 14'5 (4.47m x 4.39m)

### Kitchen

14'8 x 7'6 (4.47m x 2.29m)

### Lower Ground Level

### Cellar

14'8 x 7'1 (4.47m x 2.16m)

### First Floor

### Landing

5'10 x 2'7 (1.78m x 0.79m)

### Bedroom One

14'8 x 11'8 (4.47m x 3.56m)

### Bedroom Two

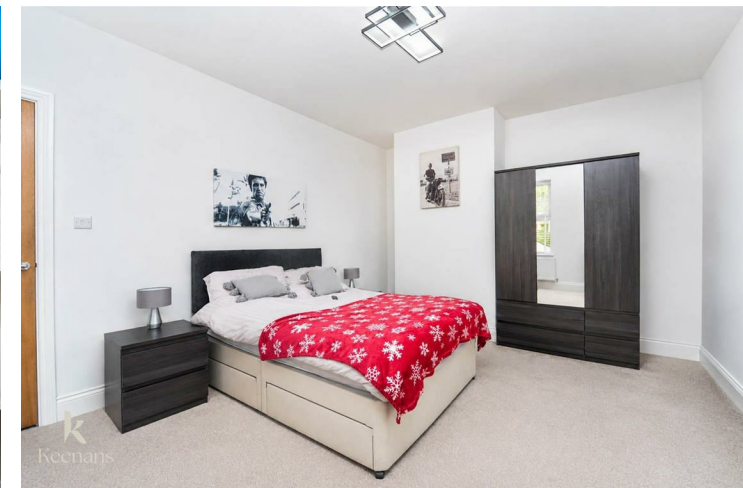
10'2 x 8'7 (3.10m x 2.62m)

### Bathroom

6'5 x 5'1 (1.96m x 1.55m)

### External

Courtyard to the front.



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